

# Waller Creek Local Government Corporation

## Quarterly Progress Report





Waller Creek Local Government Corporation

<b>President</b>	<b>Secretary</b>	<b>Members</b>
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		Melanie Barnes
<b>Vice President</b>	<b>Treasurer</b>	Rodney Gonzales
Tom Meredith	Elaine Hart	Martha Smiley
		Fritz Steiner

*In pursuit of design excellence, environmental integrity and economic development*

Legacy of Waller Creek

1839

The town of Waterloo, situated between two creeks, is chosen to be the capital of the new Republic of Texas. A new city is built quickly in the wilderness, and its name is changed to Austin, in honor of Stephen F. Austin, “the father of Texas.” Texas President Mirabeau Lamar chose Judge Edwin Waller to supervise the surveying and sale of town lots and the construction of public buildings at the new capital. During the process, one of the surveyors names the creek known as Waller Creek after Waller.

1915

Flash floods kill 35 people, including 12 along Waller Creek. Many people drown from swirling water inside their houses. Excerpts from a 1915 article in the Austin American-Statesman read: “Whole sections of the city were submerged for hours. Houses were washed away, cows, horses, chickens and other fowls were careening down swelled Shoal and Waller Creeks...This morning Austin presents a pitiable sight.”

1938

Lyndon B. Johnson, recently elected to the U.S. House of Representatives, walks Waller Creek and decries the “shanties” and “hot beds of crime.”

1969

The University of Texas Board of Regents decides to bulldoze several hundred feet of Waller Creek, along San Jacinto Boulevard—south of 21st Street, and adjacent trees to expand Memorial Stadium. In an unsuccessful attempt to stop the bulldozing, student protesters chained themselves to trees on October 22, 1969, in what becomes known as the Waller Creek Riot.

1975

A concerted effort of numerous urban planners, architects, landscape architects and engineers create the Waller Creek Development Plan for improvements to the Waller Creek corridor as part of the City of Austin’s U.S. Bicentennial project. The plan includes recommendations for immediate, near future and long-range development through land use, circulation, landscape architectural design elements, and flood and erosion control systems.

1981

13 people drown and \$36 million in damages are incurred as part of a storm event on May 24, 1981, remembered as the “Memorial Day Flood.” This short-duration storm with intense rainfall hits many of Austin’s urban creeks: Shoal, Walnut, Little Walnut, Bee and Waller Creek.

2010

The Waller Creek Conservancy was created in November to act as the steward of Waller Creek by playing a vital role in the preservation, redevelopment and maintenance of the creek’s surrounding parks, nearby businesses, adjoining neighborhoods and community at large.

2011

On April 8, 2011 a groundbreaking ceremony marks the start of construction of the Waller Creek Tunnel. On April 28, 2011, the Austin City Council approved a resolution creating the Waller Creek Local Government Corporation to act on behalf of the City in partnering with the Waller Creek Conservancy to develop, operate and maintain Waller Creek District. The Waller Creek Conservancy formed a historic partnership with the City of Austin, with both committing \$400,000 to fund the design and implementation of a new master plan for the Waller Creek area. In November, the Waller Creek Conservancy launches *Design Waller Creek: A Competition*, an international design competition that calls for the most innovative and qualified landscape architects, architects and artist to join forces and present their ideas for remaking a currently fragmented and undervalued section of Austin into a vibrant, livable, workable district.

2012

11 months from the initial call for portfolios, *Design Waller Creek: A Competition* concludes with the announcement of the selected design team: Michael Van Valkenburgh Associates, Inc. and Thomas Phifer & Partners. Austin City Council unanimously votes to affirm the selected teams on October 18, 2012. In a November 2012 bond election, Austinites approve \$13 million for the redevelopment of Waller Creek.

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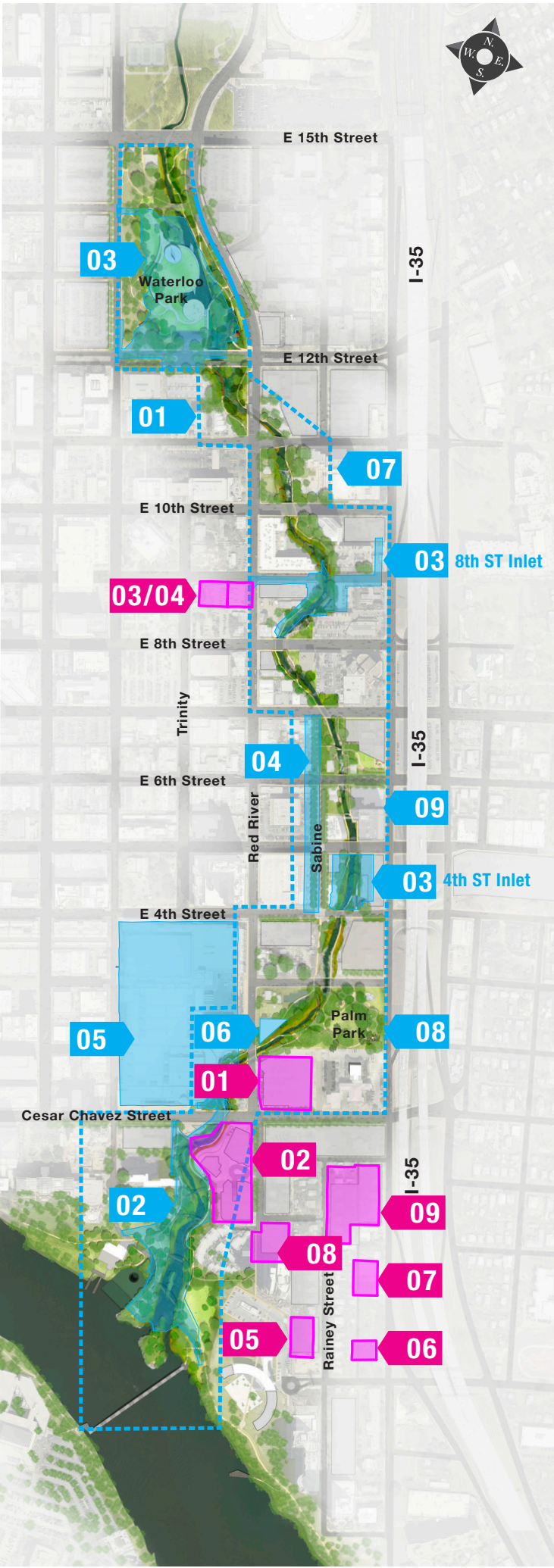
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District Highlights

Summary

A year in review –The Waller Creek District was established to pursue design excellence, environmental integrity, and economic development. Such an effort requires the unique partnership of the City of Austin, Waller Creek Conservancy and Local Government Corporation (LGC) to strategically plan, coordinate and deliver the projects needed to make the District vision a reality. This monumental effort involves public and private partnerships to navigate the challenges of funding, property acquisition, utility coordination and creation of signature destination reaches along Waller Creek. Accomplishments completed in 2014 include the LGC approval of the Waller Creek District Joint Development Agreement, the Creek Corridor Framework Phase Plan and the Tunnel Side Inlet Modifications and Waterloo Park Interim Design Phase Plan.

Waller Creek Conservancy Highlights

- Hosted Developer’s Workshop on October 28, 2014 to showcase the planned district improvements and encourage developers to work with the Waller Creek District Design Guidelines Team on proposed redevelopment projects within the district.
- Hosted Third Annual Waller Creek Benefit Concert. See Special Events page for more details.
- Hosted Creek Show Light Night to bring awareness to Waller Creek.

Waller Creek District Design Guidelines Team (WCDDGT) Highlights

- Lion Outdoors met with WCDDGT.
- Design team for proposed development at 901 Neches met with WCDDGT to begin coordinating efforts within the district.

Waller Creek Tunnel Project Highlights

- Excavated tunnel has been completely lined with concrete.
- Crews are removing earthen cofferdam at Outlet in preparation to flood the tunnel.
- Inlet shaft and bar screens are in place, redesign of the inlet roof is ongoing.

Related Projects

- Capital Metro MetroRail Downtown
- Central Health
- University of Texas Medical School

City Council Action Items

- Recommendation for Council Action (RCA) passed to increase the number of board members from five to nine on December 11, 2014. Additional board members include Lucia Athens, Chief Sustainability Officer; Rodney Gonzales, Deputy Director, Economic Development Department; Fritz Steiner, Dean of the School of Architecture, University of Texas; and Martha Smiley.

Local Government Corporation (LGC) Action Items

- Joint Development Agreement approved on April 16, 2014.
- Creek Corridor Framework Phase Plan approved on May 23, 2014.
- Tunnel Side Inlet Modifications and Waterloo Park Interim Design Phase Plan approved on July 9, 2014.
- Annual Project Plan approved on August 14, 2014.

Upcoming LGC Board Meetings

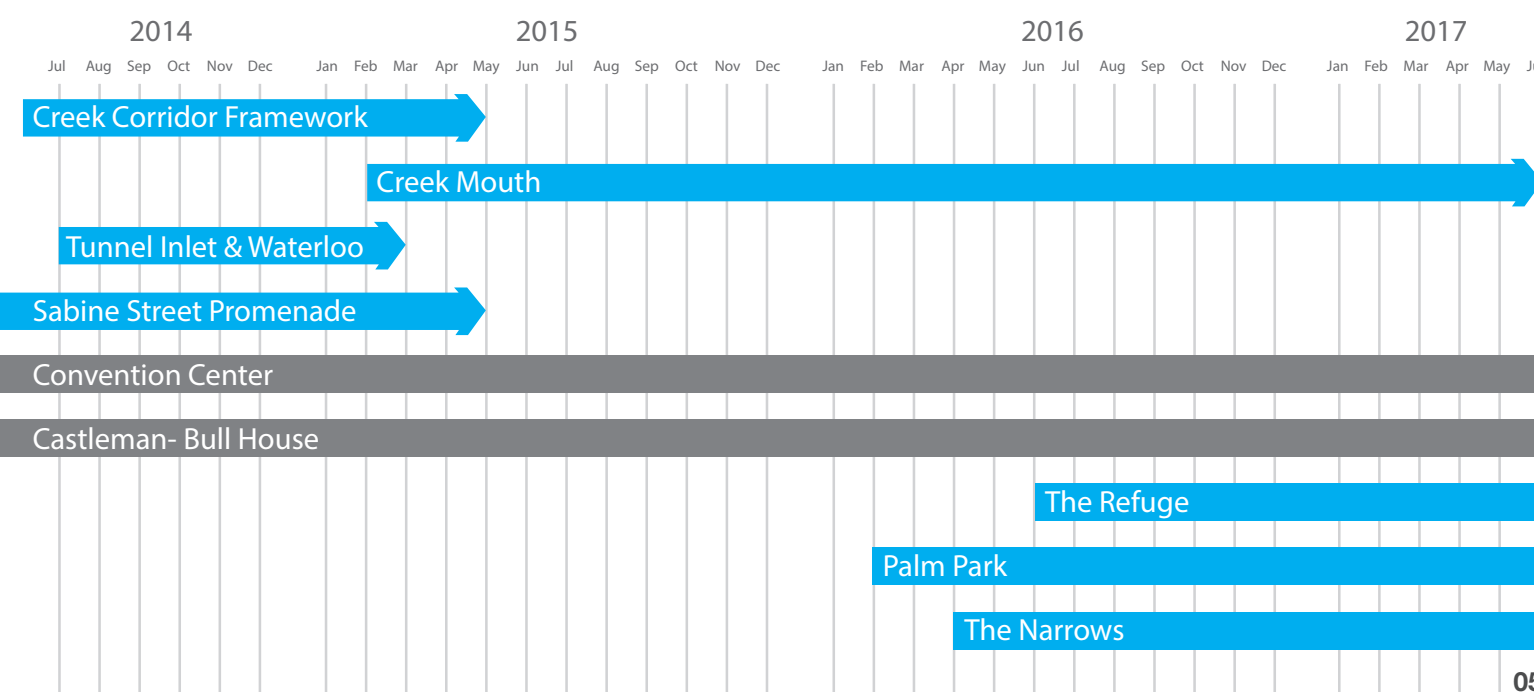
- February 11, 2015
- March 11, 2015
- April 8, 2015

Resources

Local Government Corporation website. [www.austintexas.gov/departments/waller-creek-local-government-corporation](http://www.austintexas.gov/departments/waller-creek-local-government-corporation)

Waller Creek Conservancy website. [www.wallercreek.org/](http://www.wallercreek.org/)

City of Austin Waller Creek Tunnel Project website. [www.austintexas.gov/departments/waller-creek](http://www.austintexas.gov/departments/waller-creek)





Creek Corridor Framework

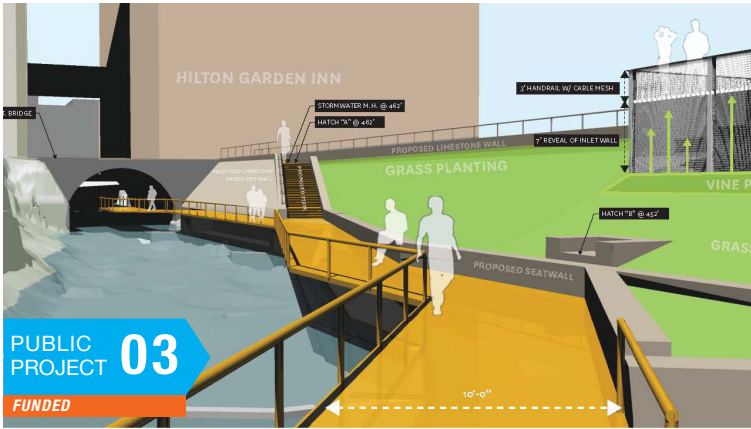
**Schedule:** June 2014 – May 2015

**Description:** Planning effort to create a guiding framework for Waller Creek District stream and trail improvements to be constructed as public improvement projects or in agreement with private developers.

**Status:** Meeting 8 held on January 21-22, 2015, focusing on key maps for the framework plan and water quality improvement opportunities.

**Issues to Horizon:** None.

**Contact:** WCC/WPD



Tunnel Side Inlet Modifications and Waterloo Park Interim Design Plan

**Schedule:** July 2014 – March 2015

**Description:** Assess design concepts and implementation opportunities as part of ongoing work with the Waller Creek Tunnel Project at 4th Street and 8th Street. Further develop the design at Waterloo Park to create an interim condition when the tunnel project is completed.

**Status:** 4th Street Creekside Inlet under construction. RCA authorizing construction at 8th Street

**Issues to Horizon:** None

**Contact:** WCC/PARD/WPD



Sabine Street Promenade

**Schedule:** September 2013 – May 2015

**Description:** Design a bike and pedestrian promenade on Sabine Street from 4th Street to 7th Street consistent with the Waller Creek District design plan. Vehicular traffic will be one lane in a north bound direction with the remainder of the right of way devoted sidewalks and bike trails.

**Status:** 60% engineering design plans completed.

**Issues to Horizon:** N/A

**Contact:** PDR



Creek Mouth

**Schedule:** February 2015 – June 2017

**Description:** Stream and trail improvements along Waller Creek between Lady Bird Lake and Red River Street. Scope of work includes professional services for design and construction.

**Status:** Phase plan anticipated to be presented at the February LGC meeting.

**Issues to Horizon:** None.

**Contact:** WCC/PARD/WPD



Convention Center

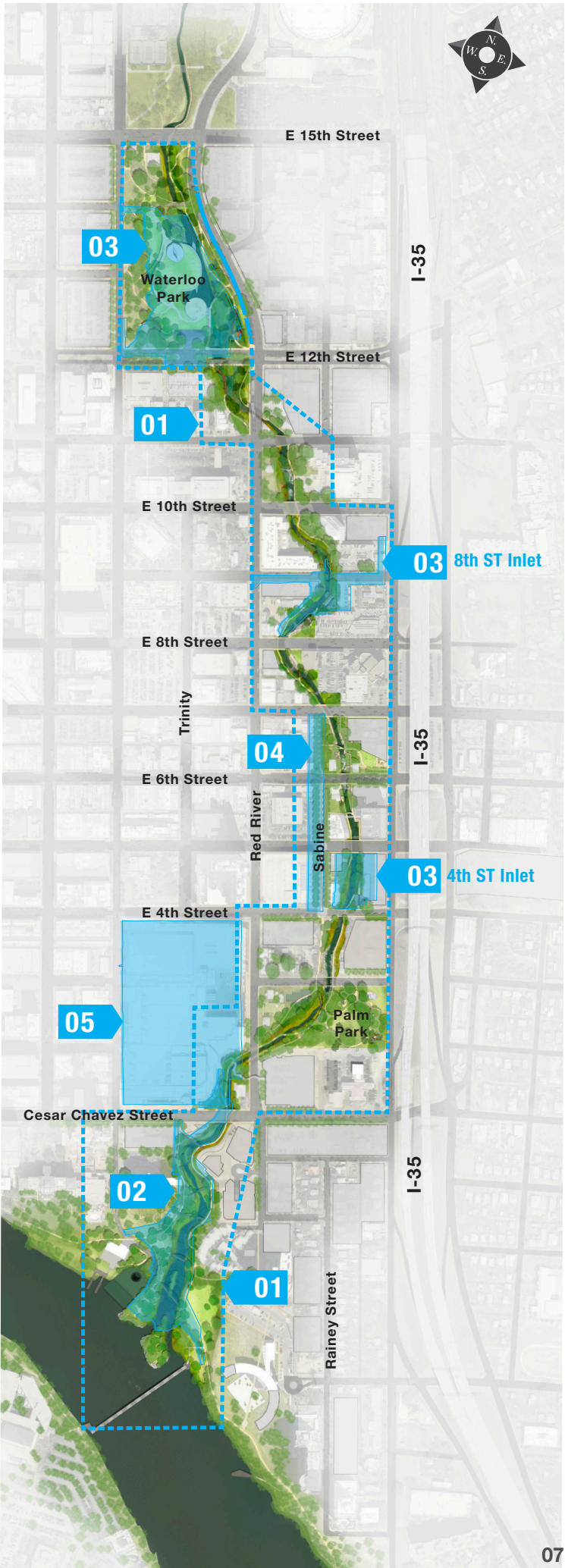
**Schedule:** N/A

**Description:** Improvements and major renovations to the Austin Convention Center.

**Status:** Concept plan coordination began to develop for trail alignment along the west side of Waller Creek.

**Issues to Horizon:** None.

**Contact:** ACCD





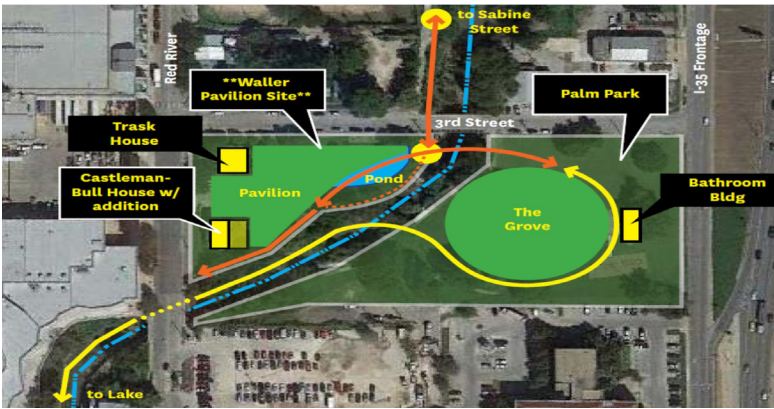
Castleman-Bull House

**Schedule:** N/A

**Issues to Horizon:** N/A

**Description:** Design improvements to the Castleman-Bull House and development of the Waller Pavilion outdoor event space, considering stream and trail improvements for Waller Creek.

**Status:** RCA anticipated in Spring 2015.



Palm Park

**Schedule:** February 2016 – February 2018

**Status:** Planned project.

**Issues to Horizon:** None.

**Contact:** WCC/PARD/VPD

between Red River and 4th Street.



The Refuge

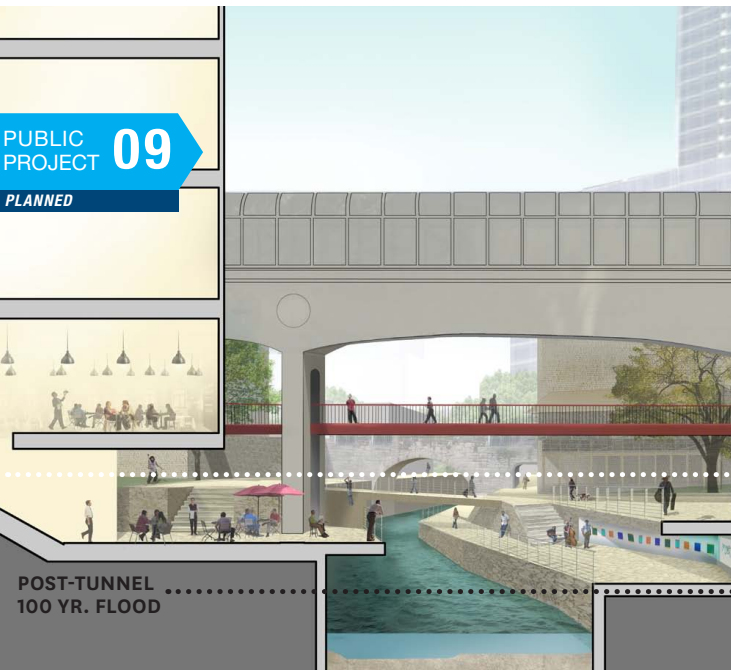
**Schedule:** June 2016 – June 2019

**Issues to Horizon:** None.

**Description:** Design and construction phase services for stream and trail improvements between 8th and 12th Street.

**Contact:** WCC/PARD/VPD

**Status:** Planned



The Narrows

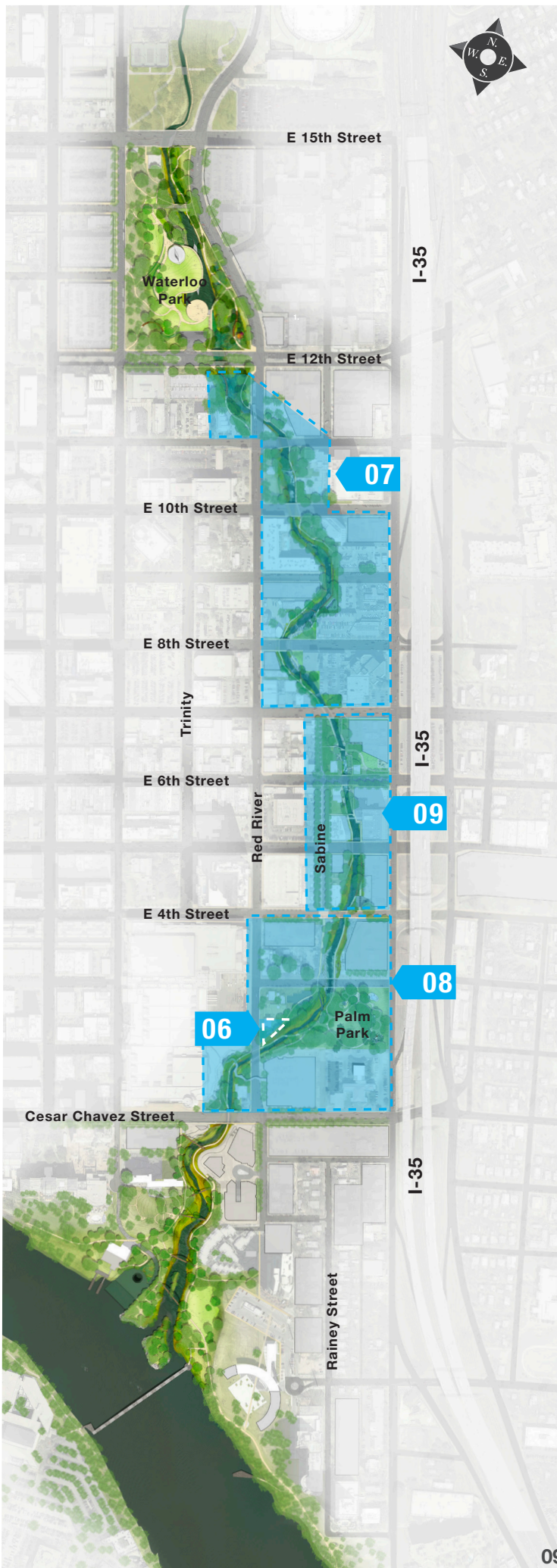
**Schedule:** March 2016 – March 2019

**Issues to Horizon:** None.

**Description:** Design and construction phase services to develop the stream and trail improvements between 4th and 7th Street.

**Contact:** WCC/PARD/VPD

**Status:** Planned project.





### Fairmont Hotel

**Description:** Hotel adjacent to Waller Creek and Palm Park. Planned bridge will provide direct access to Austin Convention Center. Hotel has 37 stories and over 1,000 rooms.

**Status:** Construction broke ground the week of November 3, 2014.

**Location:** Northeast corner of Cesar Chavez and Red River

**Contact:** Manchester Texas Financial Group, LLC



### Waller Park Place

**Description:** Mixed-use development adjacent to Waller Creek, south of Cesar Chavez.

**Status:** Site Development Permit under review.

**Location:** Southwest of Cesar

Chavez and Red River.

**Contact:** Sutton Group



### Hotel Indigo

**Description:** Hotel located within the Waller Creek District near the intersection of Red River and 9th Street. Hotel has 133 rooms and will be accessed on 9th Street. The projected opening is late summer 2015.

**Status:** Site Development Permit approved. Project under construction.

**Location:** Intersection of Red River and 9th Street.

**Contact:** 9th Red River, LLC



### Holiday Inn Express

**Phase:** Construction

**Description:** Hotel located within the Waller Creek District near the intersection of Neches and 9th Street. Hotel has 167 rooms and will be accessed on Neches Street. The projected opening is late summer 2015.

**Location:** Intersection of Neches and 9th Street.

**Contact:** 9th Red River, LLC



### 70 Rainey Street

**Phase:** Planned

**Description:** Proposed 31-story residential tower with ground floor retail.

**Status:** N/A

**Location:** Near intersection of Rainey Street and River Street

**Contact:** 70 Rainey Street, LP





PRIVATE PROJECT 06

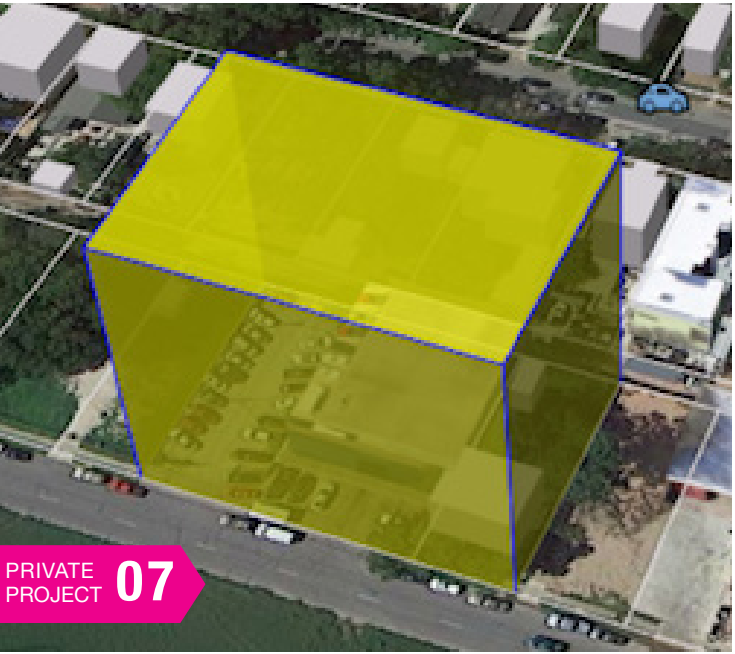
Kimber Modern Hotel

**Description:** Proposed 35± room hotel in the Waller Creek District.

**Contact:** KMDR Property, LLC

**Status:** N/A

**Location:** Frontage road of IH-35 near the intersection of River Street and East Avenue.



PRIVATE PROJECT 07

Homewood Suites

**Description:** Proposed 14-story hotel within the Waller Creek District.

**Status:** N/A

**Location:** East Avenue between River Street and Driskill Street

**Contact:** AUS Rainey St., LLC



PRIVATE PROJECT 08



Hotel Van Zandt

**Description:** Hotel project by JMI Realty. 326 room hotel is expected to be operated by San Francisco-based Kimpton Hotels.

**Location:** 605 Davis Street, 78701

**Contact:** JMIR - Austin Hotel LP

**Status:** Under Construction



PRIVATE PROJECT 09

The Millennium Rainey

**Description:** Construction has started on this development, spearheaded by the Dinerstein Group of Houston, which features 326 apartments with a ground floor restaurant, totaling about 250,000 square feet. The site is more than two acres bounded by Rainey and Driskill streets and the I-35 frontage road.

**Status:** Under construction.

**Location:** Intersection of Driskill Street and IH-35

**Contact:** The Dinerstein Companies

- Austin Convention Center Department - ACCD
- City of Austin - COA
- Local Government Corporation - LGC
- Parks and Recreation Department - PARD
- Planning Development and Review Department - PDRD
- Recommendation for Council Action - RCA
- Waller Creek Conservancy - WCC
- Waller Creek District - WCD
- Waller Creek District Design Guidelines Team - WCDDGT
- Watershed Protection Department - WPD

Special Events



Photo Credit: James Leasure

CREEK SHOW LIGHT NIGHT

On November 13, 2014 as the sun set over Waller Creek, Creek Show Light Night brought life to Waller Creek in a way it has never seen before. From the start of happy hour at Easy Tiger to the closing act at Empire Control Room, Light Night was full of just that - light. A light that grew brighter as the night moved on, not only from the light installations and glow sticks, but from the excitement that each Austinite brought when they saw a glimpse of what the future of Waller Creek could hold.



Photo Credit: James Leasure



Photo Credit: T. Atkins

REDUCE, REUSE, RESPECT

Waller Creek runs through the heart of Austin but is routinely clogged with trash. It has held a top spot as one of the most littered creeks in Austin. Volunteers and city staff remove about 250 tons of trash from Lady Bird Lake each year, with much of the debris originating from streets, parking lots, sidewalks and parks, flowing into major creeks like Waller, and then into the Lady Bird Lake. This ongoing problem called for a unique educational approach to turn the table on litter and make it into an eye-catching educational display to help draw attention to the issue.

The City of Austin’s Watershed Protection Department collaborated with SafePlace’s Expect Respect program to create a public exhibit on the hike-and-bike trail along the creek.

Approximately 1,500 used plastic bottles were used to make the 800 “flowers” featured in the exhibit, which was on display September through November 2014. Many of the bottles from littered natural areas.

Small acts can have big impacts!

## Waller Creek District Contacts

### Waller Creek Local Government Corporation

[www.austintexas.gov/department/waller-creek-local-government-corporation](http://www.austintexas.gov/department/waller-creek-local-government-corporation)

Jacqueline Ramos, Liaison, Waller Creek LGC - (512) 974-2891



### Waller Creek Conservancy - [www.wallercreek.org](http://www.wallercreek.org)

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